

Burlington Conservation Board

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Will Flender, Vice Chair
Scott Mapes
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Miles Waite
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Conservation Board Meeting Minutes

Monday, May 2, 2011 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance.

- **Board Members:** Miles Waite (MW), Jeff Severson (JS), Scott Mapes (SM), Damon Lane (DL), Don Meals (DM), Matt Moore (MM), Warren Cornwall (WC)
- **Absent:** Will Flender (WF)
- **Public:** Sam Gardner, Stu McGowan (142-144 North Champlain Street)
- **Staff:** Scott Gustin (Planning & Zoning)

SG, Staff, called the meeting to order at 5:35 p.m.

Minutes.

Minutes of April 4, 2011

A MOTION was made by DM and SECONDED by MW:

Approve the minutes of April 4, 2011 as written.

Vote: 5-0-1

Board Comment.

MW updated the BCB on the Long Range Planning Committee. Work is currently focused on the downtown and waterfront plan. The City has received a HUD grant to help fund the effort. Baseline analysis are underway (i.e. existing housing stock, land use, etc).

SM, does it include the railroad yard on the waterfront? MW, not sure. SM, how far north does the affected waterfront area extend? SG, it extends up to Moran but does not include the urban reserve.

MW said that work is also being done on putting together RFQs for phases 2 and 3. SM requested a map for next time.

DL said that he attended a meeting of the Urban Agriculture task force last week. The group is looking to define urban agriculture. They want to have a work plan by June and an action plan to support urban agriculture by this fall and to finalize their efforts by next spring. DM, do you have a sense of the feeling of the group? DL said they are looking to support broad opportunities for urban agriculture. They would like to keep it unregulated or lightly regulated. SG noted that Harris Roen is the Planning Commission representative on the task force.

Public Comment.

None.

Open Space Subcommittee.

SG noted that the subcommittee meeting scheduled for today had to be postponed.

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SG asked the BCB about updating the Open Space Protection Plan. DM said that this could be a job for Dan Cahill to do. He also noted that the Board has had applicants say some important open spaces are not included in the plan. JS said that the plan is meant to be general. The maps could be updated, but refrain from trying to do an inventory. SM, language could be updated to reflect current thoughts and goals. DM noted there could be better integration with the Conservation Legacy Program (BCLF) and Urban Wilds. JS, smaller open spaces such as pocket parks are not in the plan currently.

DM, we need to figure out what we can do in house first. Formulate a plan for the issues we want to address: pocket parks, wetlands, etc. WC, we could possibly do an addendum to the existing plan. SG, we need to establish a plan and clearly articulate what we want to address and where we want to go. JS noted the availability of resources at Parks & Recreation. DM noted additional resources at CCRPC. SG said that he will follow up with Mr. Cahill. Mr. Cahill will eventually need to follow up with the whole BCB and the CLP.

Project Review.

1. 11-0808CA/MA; 142-144 North Champlain St (NMU, Ward 2) Stu McGowan

Major impact review of 6-unit residential building and associate site improvements

Stu McGowan and Sam Gardner appeared on behalf of this item.

Stu McGowan overviewed the project at the corner of North Street and North Champlain Street. The building onsite burned down. He's come up with a proposal that will work, but the margins are tight. This may be a template for development on other Old North End projects.

DM said the BCB is most concerned with stormwater management on something like this. Energy efficiency and transportation are considerations as well.

Sam Gardner said he's met with Megan Moir and have some ideas from her. He's also met with Keith Wagner to discuss stormwater management.

SM said that what's most important in the combined sewer system is what's being done to reduce or control discharge into the system. Mr. McGowan noted that the soils are sand. DM said that infiltration is a possibility. MW said stormwater could be directed into a basin for infiltration into the ground. SM said he could provide details for a variety of options. DM mentioned the idea of LID. SM said that a permeable parking lot may be appropriate on this lot. DM said that conventional pavement can be integrated with pervious wherein part of the parking area is pervious and part of it is not.

DM noted the 5 parking spaces for 6 units. SG said a parking waiver is needed but is supportable. Mr. McGowan said that long term bike parking will be provided in the basement.

SM, what's the condition of the green belt? You may have an opportunity to improve the green belt as an additional way to handle stormwater.

MW noted the importance to consider potential impacts on adjacent properties when doing infiltration.

DM, will the roof be downspouted? Mr. McGowan replied that he is not sure. DM said if so, it can be run into the ground for infiltration.

SG noted the application schedule. This project will need to come back to the BCB in June with an articulated stormwater management plan before going to the Development Review Board.

WC, need to evaluate pre versus post construction stormwater flows and what the reduction will be.

DL asked if there has been any consideration for solar heat gain coefficient for the south facing windows. There is an opportunity to reduce winter heating costs.

Mr. Gardner said he'd aim to get a plan together for the next meeting.

Update & Discussion

1. Lower Church Street & DPW Stormwater

MM appeared.

DM noted the home renovation underway at 36 Locust Street. No EPSC measures were put in place. He contacted Megan Moir who then responded to the problem.

SM noted another problematic site on King Street. The message isn't getting out that folks need to deal with erosion control.

DM, what are we doing with this item? We keep hearing that things fell through the cracks.

WC, has DPW fined anyone? Is there any consequence for not complying with the EPSC forms? SG, no.

SM, DPW could handle stormwater and erosion control the same way they deal with snow storms. Find where the problems are and who should be cleaning up.

MW, did Weston have an EPSC plan? SG, yes, but it did not go through Ms. Moir as it should have. SM read the plan, and it does not articulate what's to be done during construction. This is not about putting Ms. Moir on the spot. DPW could lead by example, but they do not. The bar is low.

MW asked about jurisdiction. SG said that because the road work is in the public road ROW, it is not subject to zoning review. SM said it is subject to Ch. 26. SG concurred and stated that it may be worthwhile for this Board or individual members to speak with the DPW Commission about DPW's practices with respect to erosion control and stormwater management.

SM said there are a number of streets that will be repaved this season. The contracts are good and require review and approval of EPSC plans. Will DPW follow through to ensure compliance? DPW is not holding the bar high to lead as an example.

MM concurred that putting Ms. Moir on the spot is not the best way to go. Correspondence should be directed to the Director and/or the DPW Commission. Why has Chapter 26 not been complied with and what will be done to comply in the future? DM pointed out that the Board has met with Steve Goodkind about the Pine Street soil storage site, but nothing has changed. Send a letter to the DPW Commission and cc Megan, Steve Goodkind, and the Mayor.

DL said that one or more BCB members should attend the DPW Commission meeting to follow up.

SM suggested that they request a copy of the accepted EPSC plan in the paving contract. The contract is great if we require the contractor to do what the contract says.

MM will write the letter and circulate for comment. DL asked if anyone could attend the DPW Commission meeting. SM said he could but that the face of this issue needs to be the Conservation Board, not an individual.

Adjournment.

The meeting adjourned at 6:50 P.M.